



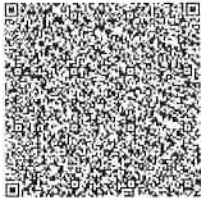
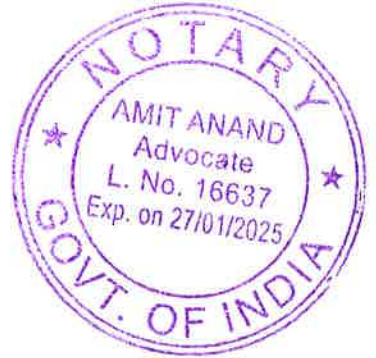
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP75698459642701T
Certificate Issued Date	: 21-Dec-2021 04:24 PM
Account Reference	: NEWIMPACC (SV)/ up14085504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408550441520779349582T
Purchased by	: Vaikuntam Buildcon Pvt Ltd
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: Vaikuntam Buildcon Pvt Ltd
Second Party	: Not Applicable
Stamp Duty Paid By	: Vaikuntam Buildcon Pvt Ltd
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

This stamp paper forms an integral part of Affidavit cum Declaration.

Pankaj



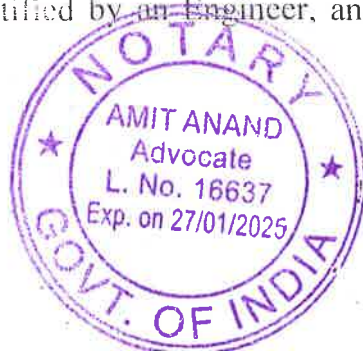
Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at www.shoelicense.com or using e-Stamp Mobile App or Stamp Mobile App.
2. Any discrepancy in the details on the Certificate and its availability on the website / Mobile app should be reported.
3. The point of checking the legitimacy is on the basis of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Affidavit Cum Declaration

I, Pankaj Tyagi, director of the Vaikuntam Buildcon Private Limited (the "Promoter") of the proposed project (Vilasaa), do hereby solemnly declare, undertake and state as under:

1. That I am authorized by the Promoter Company vide Board Resolution dated 21/Nov/2020 to give this declaration for and on behalf of the Promoter Company.
2. That the Promoter has acquired the absolute and lawful right to develop and sell or dispose Plot/ Villa on the scheduled land namely (land parcel of around 3,307 sq. meter bearing Khasra No. 1313 and land parcel of around 3,470 sq. meter bearing Khasra No. 1312 situated at Noor Nagar, Ghaziabad, Uttar Pradesh-201003) (hereinafter referred to as Said Land) by virtue of Collaboration Agreement dated 22.11.2020 entered into between the Promoter and the Land Owners at Ghaziabad;
3. That the legally valid authentication of title of Said Land along with an authenticated copy of the Collaboration Agreement entered into between such owner and the Promoter for development of the real estate project are enclosed here with.
4. That the Said Land is free from all encumbrances.
5. That the time period within which the project shall be completed by the Promoter/ Construction Contractor is 04.02.2027
6. That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
7. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered



Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

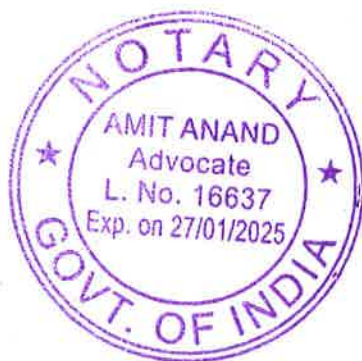
9. That the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. That the Promoter shall take all the pending approvals on time, from the competent authorities.
11. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Uttar Pradesh Rera Act, 2016.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Verification:

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Ghaziabad on this 18 Feb day of 2022



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)

18 FEB 2022

